

George Elliott Close

Uttoxeter, ST14 8SL



Well presented and modern style mid terrace home, providing deceptively spacious accommodation including two double bedrooms, situated on a popular cul-de-sac within easy reach of local amenities and the town centre.

£185,000

John German 

For sale with no upwards chain involved, viewing and consideration of this good sized terraced home is strongly advised, whether looking to make your first step on to the property ladder, for a downsize or for a buy to let investment.

The property will shortly be having a brand new Ideal combination boiler installed that will have a 10 year guarantee.

Situated on a popular cul-de-sac providing easy access to the convenience shop found on the Birdland development and within close proximity of the town centre and its wide range of amenities.

Accommodation: A uPVC part obscured double glazed entrance door opens to the enclosed porch, having a useful storage cupboard and a door to the welcoming hall which has stairs rising to the first floor with storage space beneath, built in storage cupboard and an extremely useful walk in cloaks/boot room.

The good size lounge dining room extends to the full width of the home, having a focal fireplace and ample natural light provided by a rear facing window and wide sliding patio doors opening to the garden.

To the front is the fitted kitchen which has a range of base and eye level units with worksurfaces and inset sink unit set below the window, Hotpoint washing machine, space for a gas cooker and further appliances.

To the first floor the landing has a front facing window providing light and two built in cupboards, one housing the combination gas central heating boiler.

Doors lead to the two double bedrooms, both having built in wardrobes, and completing the accommodation is the impressive fitted bathroom which has a white three piece suite incorporating a panelled bath, with an electric shower and a fitted glazed screen above, fully tiled walls and front facing window.

Outside, to the rear there is an enclosed low maintenance south facing garden with paved seating areas and gravelled beds, space for sheds and gated access to the rear.

To the front there is a slate shale bed with a low level brick wall and a tarmac drive providing off road parking.

What3Words: canny.rejoiced.known

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

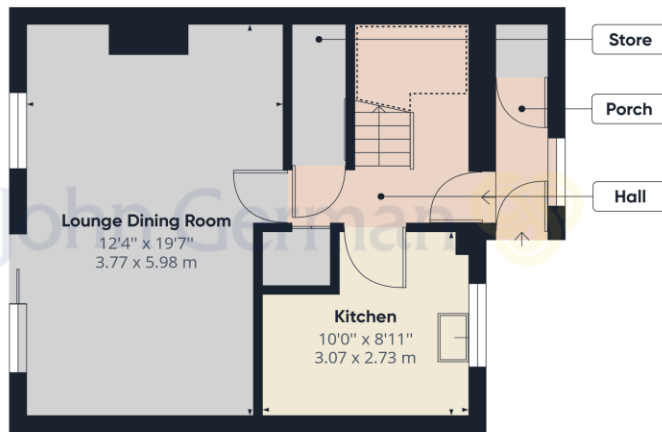
Services: Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

Useful Websites:

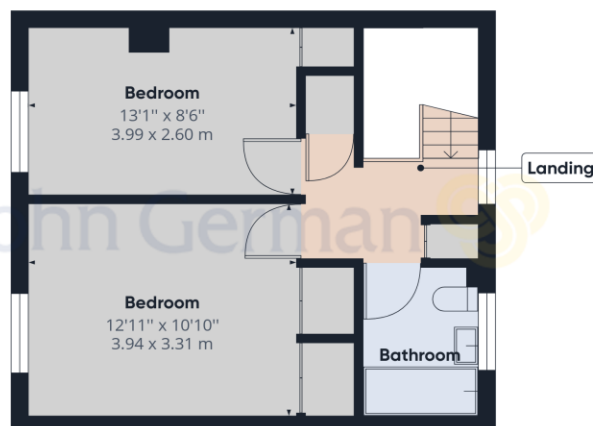
www.gov.uk/government/organisations/environment-agency

Our Ref: JGA13102023

Local Authority/Tax Band: East Staffordshire Borough Council / Tax Band A



Ground Floor



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Approximate total area⁽¹⁾

814.05 ft²

75.63 m²

Reduced headroom

30.82 ft²

2.86 m²

(1) Excluding balconies and terraces

Reduced headroom (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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Agents' Notes

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Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

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